



SUPPLEMENTAL APPLICATION
FLOODPLAIN DEVELOPMENT PERMIT¹

(November-2008)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A FLOODPLAIN DEVELOPMENT PERMIT?

The County Zoning & Development Ordinance (ZDO) allows for development within the floodplain of rivers and streams.

WHAT IS NEEDED FOR APPROVAL?

All Floodplain Development permits are discretionary and MAY be permitted after evaluation according to criteria in the ZDO. The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the floodplain development request, according to ZDO Section 703.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on this or any application. A decision of approval or denial will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to this application as listed in the ordinance. In order to address the necessary criteria, the information requested in this supplemental application should be as thorough and complete as possible.

APPLICATION PROCESS

Floodplain development permits are subject to the Administrative Action process and public notice. Public comments received from the Community Planning Organizations (CPO), property owners, agencies and other interested person.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

_____	Land Use Application	_____	Supplemental Application
_____	Sample Plot Plan	_____	CPO Information
_____	ZDO Section 703	_____	Application Process

¹ **Note:** This form is also used for an application for a Planning Staff Review for Flood Hazard Determination for Fish Enhancement Structure in Floodway. However, such projects are reviewed under Subsection 104.01(A) of the ZDO.

HOW LONG WILL IT TAKE TO GET A FINAL DECISION ON AN APPLICATION?

Approximately 50 days for Administrative Action applications or 120 days if the initial decision is appealed.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application – Information on applicant and land involved in application.
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible and provide additional plans, written responses and supporting information, as necessary.
3. Application Fee.
4. Floodplain Elevation Certificate or Floodproofing Certificate – For all proposed structures: A fully completed FEMA-issued Elevation Certificate or Floodproofing Certificate stamped by a licensed surveyor, licensed architect, or professional engineer. If the permit application is approved, a second Elevation Certificate or Floodproofing Certificate will be required that certifies the as-built elevations, construction characteristics and site conditions.
5. Plot Plan – Drawn to scale on 8.5” x 11,” or 8.5” x 14,” or 11” x 17” paper (an additional full-size site plan may also be provided), at a scale of no greater than 1” = 100’, that illustrates the following:
 - A. A site plan of the entire property that illustrates all proposed development, including structures, water supply, sanitary facilities, cut, fill, grading, riprap, other stream bank protection measures, dams, impoundments, channel work, etc.
 - B. Elevations of the site, including elevations at the areas of all proposed development and the 100-year floodplain contour.
 - C. All elevations shall be referenced to the the North American Vertical Datum of 1988 (NAVD 88).
6. Profiles / Cross Sections – Drawn to scale showing all proposed development, including:
 - A. Elevations of lowest floor including basement, lowest construction elements, and next higher floor of residential structures and elevated (non-floodproofed) commercial / industrial structures.
 - B. Elevations of duct work, furnace, hot water heater, electrical service, air conditioning units, fuel storage tanks, and other equipment, machinery or appliances.
 - C. Elevation to which any structure, equipment, machinery and appliances shall be flood-proofed or wet-floodproofed.
 - D. Locations and area in square inches of flood vents for residential and non-residential structures.
 - E. Elevations, length, width, thickness and materials for riprap or other stream bank protection measures.
 - F. Elevations, length, width, thickness, materials and source of materials for areas of fill.
 - G. Certification by a professional engineer or licensed architect that the floodplain development methods of all elements of the proposed development meet the applicable criteria of ZDO Subsections 703.10 and 703.11, while conforming to the applicable

Federal Emergency Agency (FEMA) National Flood Insurance Program (NFIP) standards.

- H. Certification from a professional engineer or registered architect that cut and fill is balanced if cut and fill is necessary for the project.
7. Technical or Additional Data – Including specifications for erosion control, filling, cutting, balancing of cut and fill, dredging, grading, channel improvement, storage of materials, and any other specific data that may be unique to the project, as requested by Staff or determined by the applicant to be relevant.
- A. For projects where the boundary of the floodway is important: The site plan shall include the boundary of the floodway, professionally scaled and drawn by a licensed surveyor, licensed architect, or professional engineer.
 - B. For projects, besides stream crossings, that impact the floodway: A “no-rise” certification, certified by a qualified professional engineer, is likely required pursuant to Subsection 703.07.
 - C. For stream crossings that impact the floodway: A Conditional Letter of Map Revision (CLOMR) may be required instead of a “no-rise” certification pursuant to Subsections 703.07(D) and 703.10(G).
 - D. For riprap or other stream bank protection measures: The items in Subsection 703.10(J) are required.

APPROVAL CRITERIA: The following standards shall be addressed through a combination of plans, supporting information and written responses. Only those standards that apply specifically to the proposed development need be addressed. See Section 703 for specific requirements.

- 1. State and Federal Permits: All necessary permits will be obtained from federal, state and local government agencies.
 - A. Many types of development within or adjacent to streams and rivers (e.g., riprap, grading, filling, docks, bridges, dams, water impoundments, etc.) require permits from state and federal agencies, pursuant to Subsection 703.09(C)(1). For more information, contact the Oregon Department of State Lands, Oregon Department of Water Resources and U.S. Army Corps of Engineers.
- 2. Development in the Floodway: If the proposed development is in the floodway, the applicable standards of Subsection 703.07 will be addressed and met.
 - A. Waterfront Development: Address and meet Subsections 703.07(A) and the applicable standards of 703.10 and 703.11.
 - B. Riprap or Other Stream Bank Protection Methods: Address and meet Subsections 703.07(B), 703.10(J) and the applicable standards of 703.10 and 703.11.
 - C. Hydroelectric Facilities: Address and meet Subsections 703.07(C) and the applicable standards of 703.10 and 703.11.
 - D. Bridges & Other Stream Crossings: Address and meet Subsections 703.07(D), 703.10(G) and the applicable standards of 703.10 and 703.11.
 - E. Replacement, Substantial Improvement, or Repair of Substantial Damage of Structure: Address and meet Subsection 703.07(E) and the applicable standards of 703.10 and 703.11.

- F. Fish Enhancement Projects, Sponsored or Approved by State or Federal Agency: Address and meet only Subsection 703.07(F). Such projects are reviewed as a Planning Staff Review, rather than a Floodplain Development Permit, pursuant to ZDO Subsection 104.01(A).
3. Alteration of a Watercourse: If the proposed development includes alteration of a watercourse, a maintenance plan and program will be provided that maintains the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished, pursuant to Subsection 703.09(C)(3).
4. Pole Barns, Detached Garages, Shops, Sheds, Agricultural Buildings, Etc.: Per Subsection 703.12(A), certain non-residential structures, mostly those that are not used for commercial and industrial uses, may be granted an exception to some of the construction and elevation standards of Subsections 703.10 and 703.11. Such non-residential structures will address and meet the standards of Subsections 703.12 and 703.13.
5. All Development: All development — except fish enhancement projects sponsored or approved by a state or federal agency and certain non-residential structures proposed under Item 4 above — will address and meet the applicable standards of Subsection 703.10.
- A. Anchoring: All development will be anchored pursuant to Subsection 703.10(A)(1).
- B. Below-Grade Crawl Spaces: Will address and meet the standards of Subsection 703.10(B)(1)(a-h).
- C. Flood-Resistant & Damage-Minimizing Construction: All construction will address and meet the standards of Subsection 703.10(B)(2).
- D. Water Supply Systems: Will address and meet the standards of Subsection 703.10(B)(3).
- E. Sanitary Sewage Systems: Will address and meet the standards of Subsection 703.10(B)(4).
- F. Equipment, Machinery & Appliances: Will address and meet the standards of Subsection 703.10(B)(5).
- G. Waste Disposal Systems: Will address and meet the standards of Subsection 703.10(B)(6).
- H. Substantially Improved Structures & Repair of Substantially Damaged Structures: Will address and meet the standards of Subsection 703.10(C), in addition to all other applicable standards of 703.10 and 703.11.
- I. Manufactured Homes: Will address and meet the standards of Subsection 703.10(D), in addition to all other applicable standards of 703.10 and 703.11.
- J. Recreational Vehicles: Will address and meet the standards of Subsection 703.10(E).
- K. Fill, Including Structures Built on Fill: Will address and meet the standards of Subsection 703.10(F).
- L. Bridges & Other Stream Crossings: Will address and meet the standards of Subsection 703.10(G).
- M. Subdivisions: Will address and meet the standards of Subsection 703.10(H).
- N. Toxic or Hazardous Materials: Will address and meet the standards of Subsection 703.10(I).
- O. Riprap or Other Structural Stream Bank Protection Measures: Will address and meet the standards of Subsection 703.10(J).

6. All Development: All development — except fish enhancement projects sponsored or approved by a state or federal agency and certain non-residential structures proposed under Item 4 above — will address and meet the applicable standards of Subsection 703.11.
 - A. Structures in Flood Fringe & Floodway Areas (Zone AE, areas that are mapped with 100-year flood elevations and a floodway): Will address and meet the standards of Subsection 703.11(A).
 - B. Development in Flood Hazard Areas (also Zone AE, areas that are mapped with 100-year flood elevations, but no floodway, rare in Clackamas County): Will address and meet the standards of Subsection 703.11(B).
 - C. Development in Flood Prone Areas (Zone A, also known as “un-numbered A zones,” areas that do not contain 100-year flood elevations or a floodway): Will address and meet the standards of Subsection 703.11(C)
 - D. Structures in Shallow Flooding Areas (Zone AH or AO, areas subject to shallow flooding, where depth numbers may or may not be shown on the map, rare in Clackamas County): Will address and meet the standards of Subsection 703.11(D).
7. Variances: Variances are required for non-residential structures that are proposed under Item 5 above. In very rare cases, variances may also be granted to other standards of Section 703. Proposed variances will address and meet the standards of Subsection 703.13.

QUESTIONS? Call Steve Hanschka in the Planning Division at (503) 742-4512.